



**Karaleigh, Belton Road,
Beltoft, DN9 1NB**

● We are delighted to present this beautifully maintained three-bedroom detached bungalow, located in the idyllic hamlet of Beltoft. Offering spacious and flexible family accommodation. The property briefly comprises an inviting reception hallway, living room, study, kitchen, side lobby, utility room, dining room. Three generous sized bedrooms, two with ensuite facilities and a separate family bathroom. Externally the bungalow offers a private front garden with off-road parking and a turning island all enclosed by a brick wall boundary and iron gates. To the rear you'll find a lovely lawned garden with patio areas with farmland views overlooking farmland. The property also includes a detached double garage with lighting and power. This home is a true credit to its current owners, with every detail thoughtfully considered. Early viewing is essential to fully appreciate what this fantastic property has to offer. Arrange a viewing today to avoid disappointment! ●

● Stunning 3 bedroom detached bungalow - Property is a credit to its current owner - Impressive hallway / Living room / Kitchen - Utility room / Dining room / Study - Three bedrooms / Two ensembles / Bathroom - Detached double garage - Wonderful farmland views to the rear ●

Price Region: £445,000

DETACHED BUNGALOW

RECEPTION HALL Entrance door with glass side screen leading into a spacious impressive hallway with oak effect flooring. Feature sun light tunnel. Built in storage cupboard. Double radiators. Half glass panelled doors leading into: -



LIVING ROOM 21' 5" x 11' 10" (6.531m x 3.620m) Front facing bay window and additional side facing window. Television point. A traditional take on the modern electrical fire. Radiators.



STUDY 10' 0" x 6' 0" (3.072m x 1.830m) Front facing window. Radiator.

KITCHEN 21' 2" x 11' 10" (6.460m x 3.632m) The kitchen has triple aspect windows that allow plenty of natural light and offer great views over farmland. The exposed brickwork adds a rustic, while the oak base cupboard doors provide a warm contrast. The worktop incorporates a Belfast sink with mixer taps, complemented by tiled splashbacks. A free-standing Belling cooker adds a touch of classic style, with provisions for a dishwasher and fridge. A brick recess with a beam frames the dual-purpose Rayburn stove set on a tiled hearth. There is a tiled floor and a walk-in pantry. Radiators.



SIDE LOBBY Tiled floor and side personal door to the side of the property onto the driveway.

UTILITY ROOM 8' 0" x 7' 5" (2.443m x 2.272m) Side facing window. Belfast sink with mixer taps and tiled splashbacks. Beech worktop with high level fitted cupboards. Tiled floor. Provision for washing machine and tumble dryer. Worcester gas boiler

DOUBLE GLASS PANELLED DOORS FROM KITCHEN OPENS INTO: -

DINING ROOM 14' 11" x 10' 1" (4.569m x 3.074m) Rear facing French doors to the patio and garden with open views over farmland. Radiator.



BEDROOM 1 21' 3" x 16' 2" (6.483m x 4.937m) Front facing bay window and side facing window. Television point. Radiators.



ENSUITE 5' 11" x 9' 1" (1.809m x 2.791m) Side facing window. Low level flush WC and bidet. Floating vanity sink with cupboard and mirrored vanity cabinet above. Walk-in shower with hand shower and rain shower. Fully tiled walls and floor. Ceiling down lights. Heated towel rail.



BEDROOM 2 17' 11" x 15' 10" (5.468m x 4.849m) Double rear facing windows overlooking garden and open views over farmland. Television point. Walk-in storage wardrobe. Radiator.



ENSUITE 9' 8" x 7' 9" (2.947m x 2.387m) Rear facing window. Vanity sink unit with display top, cupboard and vanity mirror above. Built -in low level WC and bidet with storage cupboard and display. Bath and walk-in double shower with hand shower and rain shower. Tiled floor and walls. Down lights. Heated towel rail.



BEDROOM 3 10' 1" x 10' 1" (3.090m x 3.076m) Front facing window. Radiator.

BATHROOM 9' 8" x 7' 1" (2.947m x 2.163m) Rear facing window. Low level vanity sink unit and WC. Bath with central telephone hand shower and separate shower cubicle. Tiled walls and floor. Radiator.

OUTSIDE As you enter through the tall iron gates the brick block driveway takes you up to the front of the property. The driveway extends further to a central island allowing vehicles to turn around all surrounded by a border of mature shrubs and trees that offer privacy. To the side of the property the driveway leads to a detached double garage equipped with power and lighting. At the rear of the garden there is a lawned area with a delightful patio an ideal spot for outdoor dining or lounging. Mature shrubs and small trees are thoughtfully scattered throughout the garden. The end of the garden features another lovely patio area overlooking open farmland, providing a tranquil and scenic view. Outdoor lighting and a tap. Solar panels are also included on this bungalow. (Please ask for more information).

SERVICES: Mains water, electricity, drainage and gas
LOCAL AUTHORITY: North Lincolnshire Council
COUNCIL TAX: Band: D
TENURE: Freehold assumed
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236